

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, DECEMBER 10, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance, Ryan Kennedy, Phil Pessina, Larry Riley, Bill Wasch
Members Absent: Ed Dypa, Annabelle Malone, Ed Monarca
Others Present: Beth Lapin, Bill Oliver and Naveen Macherla (IT), Ron Organek, Phil Cacciola
Guests: John Ireland, Chris Nardi, Chris DeAngelis (Civil Engineer), and Aris Stalis (Landscape Architect) (SP+A); Pete Tavino (Geothermal Energy Systems)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:05 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the November 26, 2012 minutes. Phil Pessina made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

Beth provided a second revision of 2013 meeting dates. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth reviewed the December financial statement, which used the same format as the projected costs report from the previous meeting. Larry Riley made the motion to accept the statement, seconded by Augie DeFrance. The vote to approve was unanimous.

BUDGET ITEMS

There were no invoices for approval at this time.

4.0 PUBLIC COMMENTS

There were none at this time.

5.0 OLD BUSINESS

GEOTHERMAL: PETER TAVINO CONTRACT

Peter Tavino indicated he would probably start work next week, as soon as his contract was finalized. Pete provided an overview of geothermal methodology to give the committee a general understanding of the process. After a discussion with SP+A, he estimated the cost to be below \$100,000, depending on results from the test boring.

John Ireland then reviewed potential energy needs, specifically cooling requirements with the center at full capacity on the hottest summer day. He indicated heating wasn't a concern, as they

will include a boiler to cover any heating gap. Bill Oliver encouraged consideration of the building's potential as a city cooling center. Phil Pessina made a motion to scale the project to provide 48 tons of cooling to meet the maximum need. Seconded by Augie DeFrance, the vote to approve was unanimous. The size and cost of the full geothermal system will be re-evaluated after the first test boring is completed. Peter mentioned that information from the boring such as, depth to groundwater, depth to ledge, type of rock formation will factor into the cost estimate for the full system.

CONDUCTIVITY TESTING

Pete Tavino indicated the cost for conductivity testing was approximately \$10,000 and was usually used for larger buildings. There would be no need to do this for Eckersley-Hall School given the geology of the site and size of the project

EAGLE ENVIRONMENTAL TESTING

John Ireland spoke with Bob Dobmeier today but there were no test results as of yet.

6.0 NEW BUSINESS

MEDICAL SCREENING ROOM: SP+A

Several issues have come to light since the committee last reviewed the site plans. Chris DeAngelis described an issue with a special utility pole near the planned south parking lot exit onto Durant Street. After discussion of options, the committee decided to keep the current site flow and request that SP+A continue to work with CL&P to move the pole.

Related to the fire lane and on-street parking, Ron and Phil agreed to meet with neighbors and explain the need to switch parking to the Eckersley-Hall side of both Durant Terrace and Birdsey Avenue. The committee agreed to cut costs with a cement block retaining wall on the Durant Terrace side of the driveway closer to the road. Phil volunteered to check with bocce players to determine the court substrate.

Chris DeAngelis indicated the front door cut, deeper than originally planned, would require drainage modifications. One solution would be use of permeable pavers, also helpful for LEED certification, in the driveway by the front door. Aris Stalis showed paver samples and several color options. After discussion, Augie DeFrance made a motion to use pavers in two defined pavement areas (front door and north of building) and expand the size of the north-side paver area to create a "patio" effect when the bid specifications are finalized in order for the Committee to determine if the expansion fits into the project budget. . Seconded by Ryan Kennedy, the vote was unanimous.

Chris Nardi reviewed changes in floor plans since the last version. He indicated virtually all wooden casework would be saved, either *in situ* or placed elsewhere in the building. The Medical Screening Room was enlarged and the adjacent Multipurpose Room is now self-contained. The committee requested an increased number of toilets vs. urinals in the upper level men's room. Chris agreed to remove one urinal and replace it with a second toilet.

SP+A also suggested removing carpeting and plywood on upper level, once obtaining test results from Eagle Engineering. Phil and Ron will work with The Connection on that project. SP+A will then determine the condition of exposed wooden flooring and recommend next steps.

MILITARY MUSEUM UPDATE

There was no update to report.

SECURITY SYSTEM: IT

Bill Oliver (IT Department) urged the committee to work out details prior to sending plans to bid. He also emphasized the value of designing a good IT system that can be augmented when additional funds were obtained. He indicated security systems generally record for later review if necessary and its hardware would need space, preferably near the server. Bill agreed to review the updated floor and space plans and present to the Building Committee his thoughts regarding IT equipment needs for the building and potential locations. He will provide this information at the January 29 meeting. Bill expected that any final IT equipment building plan will need the services of an outside consultant who would prepare drawings for SP+A's final construction bid documents.

INFORMATION TECHNOLOGY: IT

Bill Oliver continued to review the site plans and the group discussed options. The final recommendation was to place the server room in the upper level by expanding into the left section of the kiln from the chase area.

7.0 OTHER BUSINESS

DONATION POLICY

Ron indicated some businesses had asked how to sponsor and donate to the project. After discussion, it was agreed Ron would keep a list of potential donors and tell them it was too early to provide details at this time.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Trevor Davis and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 8:40 PM.